

Study Area 8

Super Neighborhoods:

25 - Alief
26 - Sharpstown
27 - Gulfton
29 - Westwood

Characteristics

- Total Population: 240,831 (highest among Study Areas)
- Population Density: 13.6 persons per acre
- Persons Per Household: 2.92
- Total Area: 17,722 acres (27.68 sq miles)
- Houston City Council Districts: C & F
- Independent School Districts: Houston, Alief, & Ft. Bend
- 11 Police Beats including bordering beats
- < 1% (average) of properties in long-term tax liens (homesteads not included)

Location within City



Super Neighborhoods in Study Area



Study Area 8 Super Neighborhood Descriptions

Alief is a large ethnically diverse community on Houston's far southwest side. Most of the area is in Alief ISD, although a portion extends into Fort Bend County and is serviced by Fort Bend ISD. Alief is a collection of medium-sized subdivisions with moderately priced homes and large apartment and condominium complexes. The area's diversity is reflected in the stores found in shopping centers lining the area's major thoroughfares.

Sharpstown was Houston's largest development when it was undertaken in the mid-1950s. A prototype for the master planned communities of today, its pattern of middle class homes on curving streets and cul-de-sacs surrounding a shopping mall and country club was widely imitated. Even its problem areas, such as the densely sited and poorly maintained apartments found on Beechnut in the southern part of the community, are examples—of what to avoid. In recent years, Asian merchants have moved into empty shopping centers along Bellaire Boulevard and their groceries, restaurants and small shops now thrive. Demand in these areas is strong, resulting in the conversion of warehouses and apartments to meet the demand for retail space.

Gulfton is located just outside of Loop 610, in southwest Houston, south of US 59. Although it includes two small areas of single-family homes, its large apartment complexes dominate the area's landscape, along with scattered commercial and light industrial uses. Most of Gulfton was originally developed as a rural subdivision called Westmoreland Farms. The large acreage parcels and widely-spaced grid pattern of roads made it possible for very large apartment complexes to be built in the area starting in the 1960s. Gulfton is home to many recent immigrants from Mexico and Latin America.

Westwood is located just inside Beltway 8 at the Southwest Freeway. Westwood Mall, a failed shopping center which has been converted into a business center, is located on Bissonnet in the center of the neighborhood. The area is primarily commercial and multi-family residential. It is served by Alief Independent School District.

Study Area 8 Overview

- **Ethnic composition of the area underwent dramatic changes.**
Study Area 8 experienced tremendous changes in its ethnic composition. Super Neighborhoods in this Study Area experienced the largest increases in population, largest declines in White population, largest increases in Black, Hispanic as well as Asian populations.
- In spite of the highest population increase in the City, Study Area 8 overall demonstrated low new residential development activity.
- **Study Area 8 continued to be the most populous area in the City.**
Although most of this growth was accommodated within Beltway 8, this area, in general experienced only marginal new residential development.
- **A significant reduction in vacant housing units absorbed part of the population growth.**
However, most of the increase can be attributed to larger households. The average household size changed from 2.4 persons to 2.92 persons, which represents the largest increase in the City. This is largely due to a huge increase in population in the 5-17 years category.
- **Although the average median income of Study Area 8 is only slightly lower than the City's median income, it's total population is the highest among other Study Areas.**
- **Study Area 8 saw a substantial increase in population not in the labor force.**
Only 64.7% of the total population was in the labor force in 2000 as compared to 70.2% in 1990. In addition to all these, the large size of the average household indicates that the income growth did not keep pace with the population it supports.
 - ✓ *Growth in income is not likely to keep pace with the growing population's needs as Study Area 8 has also experienced a significant increase in number of persons with no high school diploma, and decrease in college and graduate degree holders.*
 - ✓ *In spite of a substantial increase in owner-occupied housing units, Study Area 8 has the second-highest number of rental units in the City. Renter-occupied units account for 66.2% of all housing units in the Study Area. This combined with the below-average household income in the area indicates the need for the affordable housing.*

Study Area 8 Demographics

Population by Super Neighborhood

- Populous Study Area both in 1990 and 2000
- Highest population density in the City
- Above average population change (28.5%) from 1990 to 2000
- **Westwood** (47.8%) and **Gulfton** (40.42%) had the highest percent change in population from 1990 to 2000
- **Alief** has the largest share of population in Study Area 8

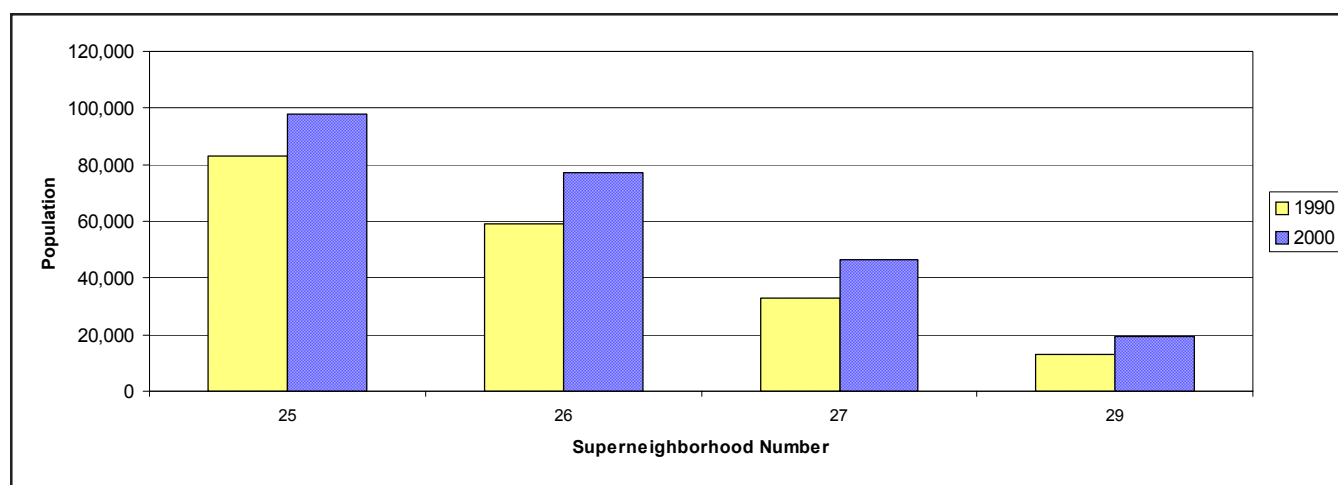
Table 5.8.0.
Population Change by Super Neighborhood (SN)

Source: US Census Bureau

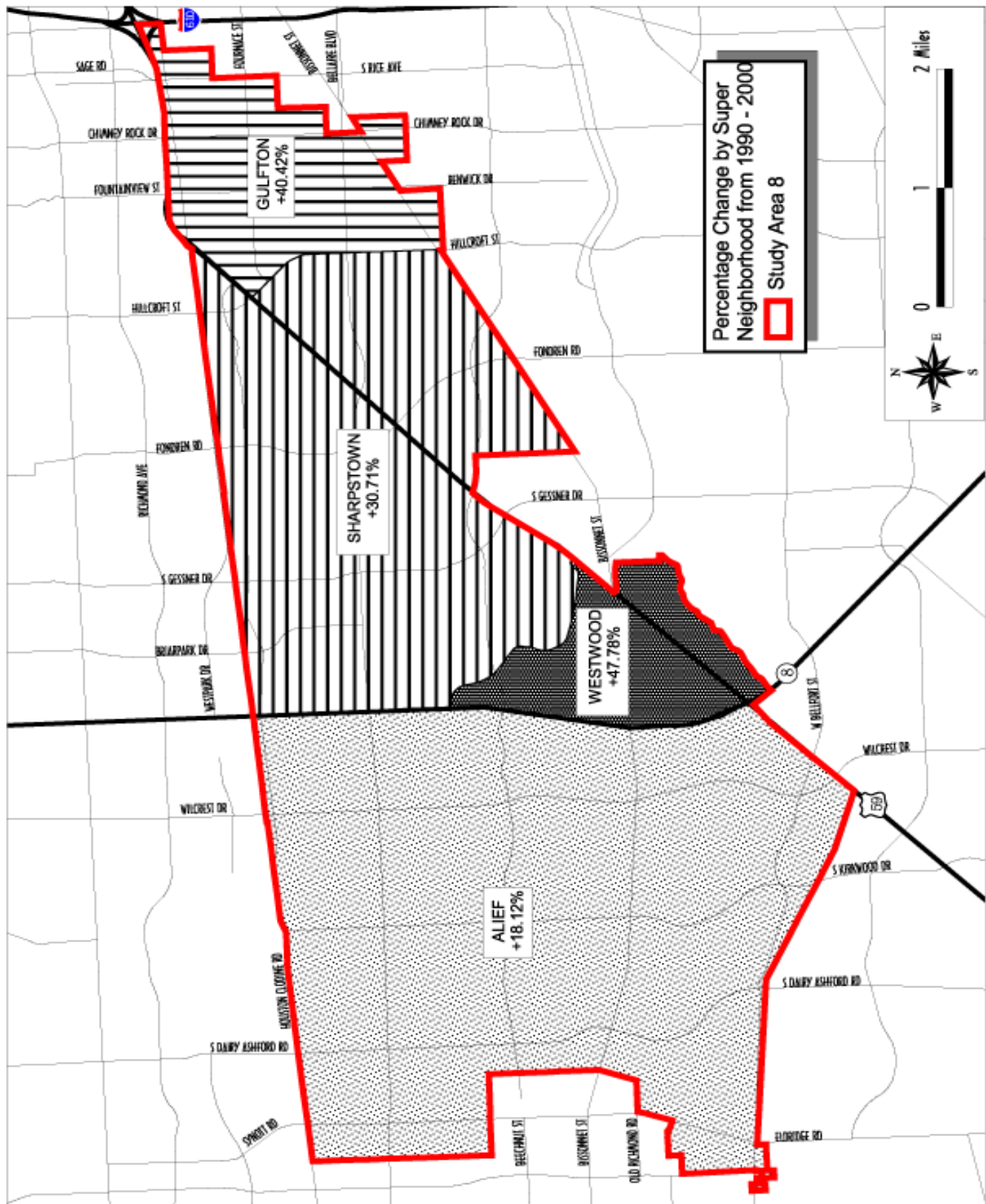
Super Neighborhood Name	SN#	1990	2000	# change	% change
Alief	25	82,872	97,889	15,017	18.1%
Sharpstown	26	58,976	77,085	18,109	30.7%
Gulfton	27	33,022	46,369	13,347	40.4%
Westwood	29	13,187	19,488	6,301	47.8%
TOTAL		187,442	240,831	53,389	28.5%

Figure 5.8.0.
Study Area 8 Population Change

Source: US Census Bureau



Study Area 8 Demographics



Map 8.1.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000






Study Area 8 Demographics






Race and Ethnicity

- Hispanic and Black populations have “replaced” White populations from 1990 to 2000
- Hispanic population more than doubled over the same period
- Study Area 8 is ethnically diverse and getting more so
- Largest population of all Study Areas

Table 5.8.1.
Population by Race/Ethnicity

Source: US Census Bureau

		Study Area 8		
		1990	2000	% change
White		75,459	38,513	-49.0%
Black		35,737	52,913	48.1%
Hispanic		51,331	108,268	110.9%
Asian		24,457	36,050	47.4%
Other		458	5,087	1,010.7%
TOTAL		187,442	240,831	28.5%

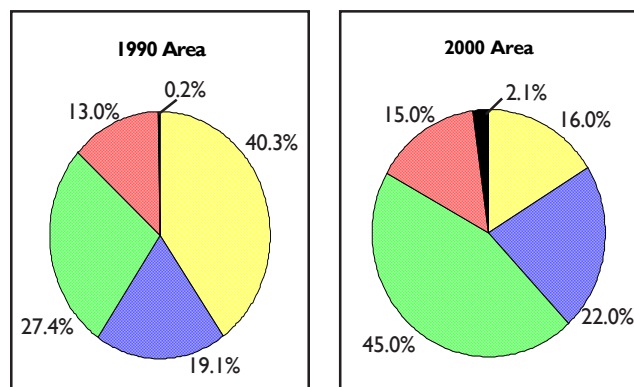
		City of Houston		
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
TOTAL		1,705,284	1,953,631	14.6%

Note: “Other” category is not directly comparable, as in 2000, it included persons of “two or more races,” a category which did not exist in 1990.

Figure 5.8.1.
Population by Race/Ethnicity

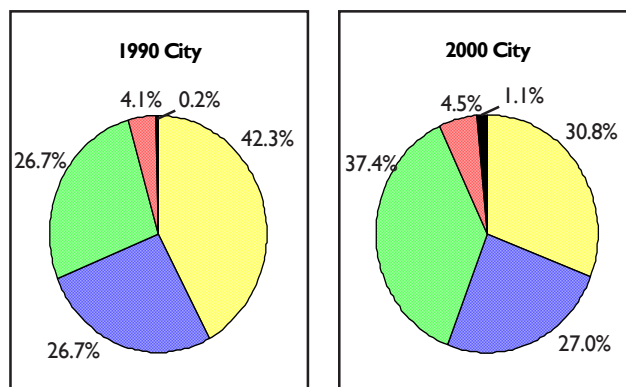
Source: US Census Bureau

Study Area 8--percent of total



Legend as shown above in Table 5.8.1

City of Houston--percent of total



Legend as shown above in Table 5.8.1





Study Area 8 Demographics

Gender and Age

- Increase in elderly population but percentage remains below City average
- Age groups 0-4 and 5-17 both increased and slightly surpassed the City average
- 2nd largest population 25 years or older among Study Areas

Table 5.8.2.
Population by Gender and Age

Source: US Census Bureau

		1990	Study Area 8 2000	% change
Age 0-4		16,809	23,874	42.0%
Age 5-17		30,632	48,779	59.2%
Age 18-64		131,621	155,849	18.4%
Age 65+		8,381	12,329	47.1%
MALE		93,566	121,842	30.2%
FEMALE		93,876	118,989	26.8%
TOTAL		187,442	240,831	28.5%





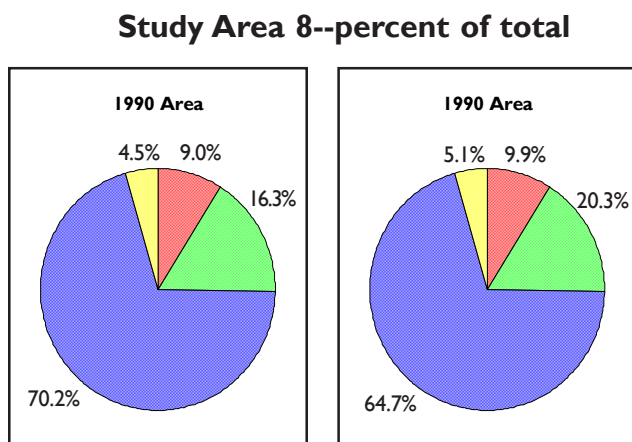
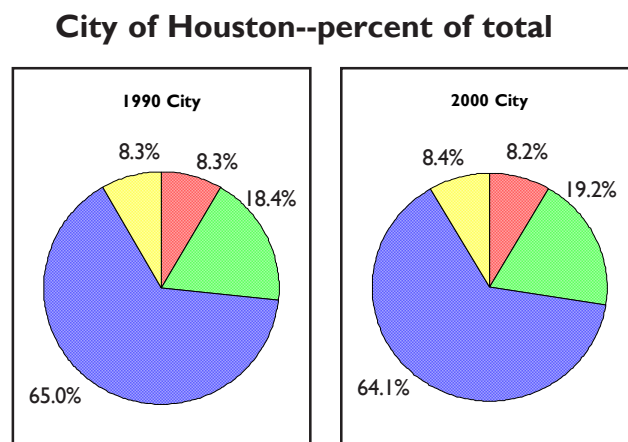
		1990	City of Houston 2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

Figure 5.8.2.
Population by Gender and Age

Source: US Census Bureau



Legend as shown above in Table 5.8.2



Legend as shown above in Table 5.8.2

Study Area 8 Demographics

Educational Attainment

- In all four Super Neighborhoods in this Study Area, the percentage of persons 25 years and older with a high school diploma or higher varied from approximately 44% to 72%. Alief had the highest percentage in this category.

Table 5.8.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

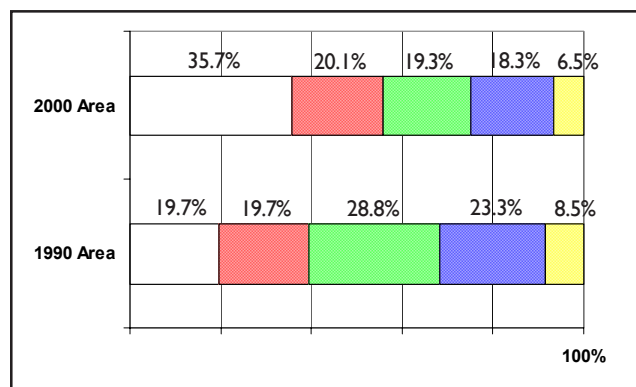
Study Area 8			
	1990	2000	% change
No Diploma	20,369	49,536	143.2%
High School	20,385	27,872	36.7%
Some College	29,828	26,742	-10.3%
Bachelor's	24,122	25,427	5.4%
Grad/Prof.	8,751	9,076	3.7%
TOTAL	103,455	138,653	34.0%

City of Houston			
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.8.3.
Population 25 and Over by Educational Attainment

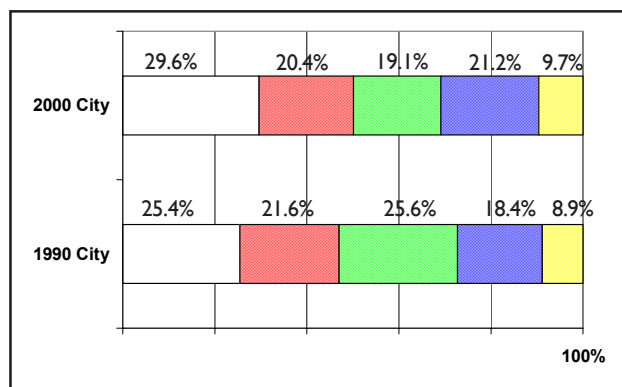
Source: US Census Bureau

Study Area 8--percent of total



Legend as shown above in Table 5.8.3

City of Houston--percent of total



Legend as shown above in Table 5.8.3

Study Area 8 Demographics

Housing and Households

- Number of persons per household increased
- Major drop in Vacancy rate
- 2000 Total Units 88,216
 Single-family 39,187
 Multi-family 49,017
 Other 13

Table 5.8.4. Household Characteristics




Source: US Census Bureau

	Study Area 8		
	1990	2000	% change
HOUSEHOLDS	75,477	81,879	8.5%
persons per HH	2.40	2.92	21.6%

	City of Houston		
	1990	2000	% change
HOUSEHOLDS	638,705	717,945	12.4%
persons per HH	2.60	2.67	2.7%

Table 5.8.5. Housing Units by Tenure

Source: US Census Bureau

	Study Area 8		
	1990	2000	% change
Occupied	75,477	81,879	8.5%
Owner 	19,624	23,524	19.9%
Renter 	55,853	58,355	4.5%
Vacant 	15,459	6,337	-59.0%
TOTAL UNITS	90,936	88,216	-3.0%




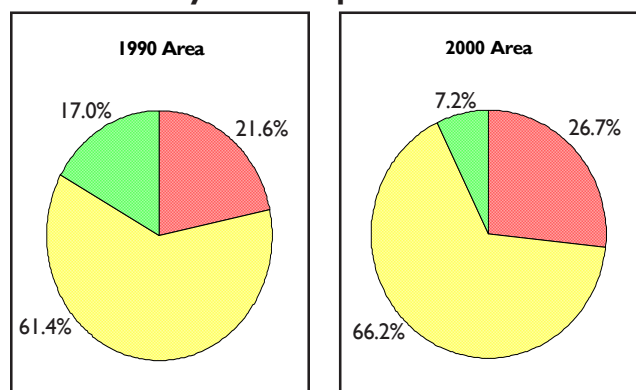
	City of Houston		
	1990	2000	% change
Occupied	638,705	717,945	12.4%
Owner 	293,355	328,741	12.1%
Renter 	345,350	389,204	12.7%
Vacant 	112,928	64,064	-43.3%
TOTAL UNITS	751,633	782,009	4.0%

Table 5.8.4. Housing Units by Tenure

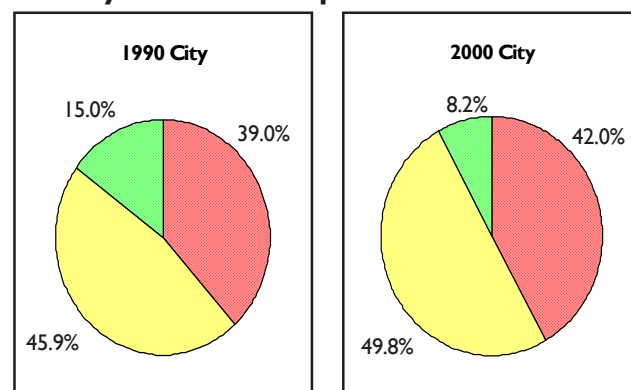
Source: US Census Bureau

Study Area 8--percent of total



Legend as shown above in Table 5.8.5

City of Houston--percent of total



Legend as shown above in Table 5.8.5

Study Area 8 Demographics

Household Income

- Study Area's average median income (\$31,635) is below the City's median household income (\$36,616).
- No extreme concentration of households with incomes over \$75,000 or under \$15,000
- The percentage change in households for various income categories is almost similar to that of the City.
- The proportion of the \$75,000 and over category almost doubled between 1990 and 2000.

Table 5.8.6.
Households by Household Income

Source: US Census Bureau

		1990	2000	% change
< \$15K		19,792	16,734	-15.5%
\$15K—\$25K		17,155	16,095	-6.2%
\$25K—\$35K		12,943	15,024	16.1%
\$35K—\$50K		12,455	14,177	13.8%
\$50K—\$75K		8,282	11,341	36.9%
>\$75K		4,241	8,649	103.9%
TOTAL		74,867	82,020	9.6%

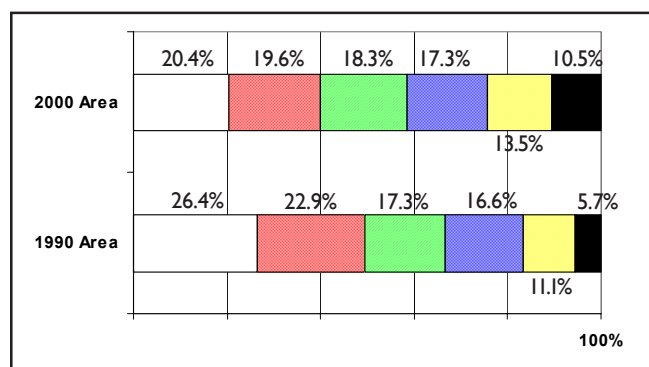
		1990	2000	% change
< \$15K		175,900	132,457	-24.7%
\$15K—\$25K		125,425	105,887	-15.6%
\$25K—\$35K		101,625	104,792	3.1%
\$35K—\$50K		99,947	117,451	17.5%
\$50K—\$75K		82,150	116,362	41.6%
>\$75K		64,395	141,948	120.4%
TOTAL		649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Table 5.8.5.
Households by Household Income

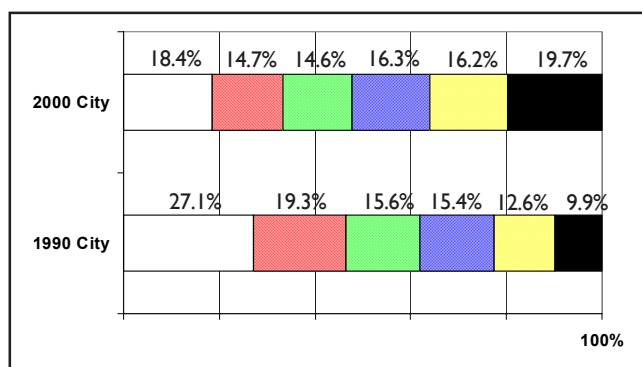
Source: US Census Bureau

Study Area 8--percent of total



Legend as shown above in Table 5.8.6

City of Houston--percent of total



Legend as shown above in Table 5.8.6

Study Area 8 Land Use Patterns

- Constitutes only 4.7% of City land area but:
16.5% all Multi-family land
9.5% of all Commercial land
11% of all Office land
- Study Area 8 covers 17,722 acres.

Single-family uses are scattered throughout the area with the exception of along Beltway 8 and in the north-east corner between Loop 610 and Hillcroft St. Two areas with residential concentrations are Alief, in the western part of the Study Area, and Sharpstown, a regional commercial and residential center along the Southwest Freeway. Residential uses also grew in a subdivision north of Bissonet and south of Beechnut to the east of Beltway 8, where single-family dwellings took most of the vacant land. Also new houses were built between the north of West Bellfort and west of Wildcrest Dr, and in scattered pockets around the area.

Multi-family uses are located chiefly in the northeast corner and along the southern section of Beltway 8, with smaller pockets scattered throughout the Study Area. Although single-family uses are predominant, this study area has the largest concentration of multi-family residential uses of all areas.

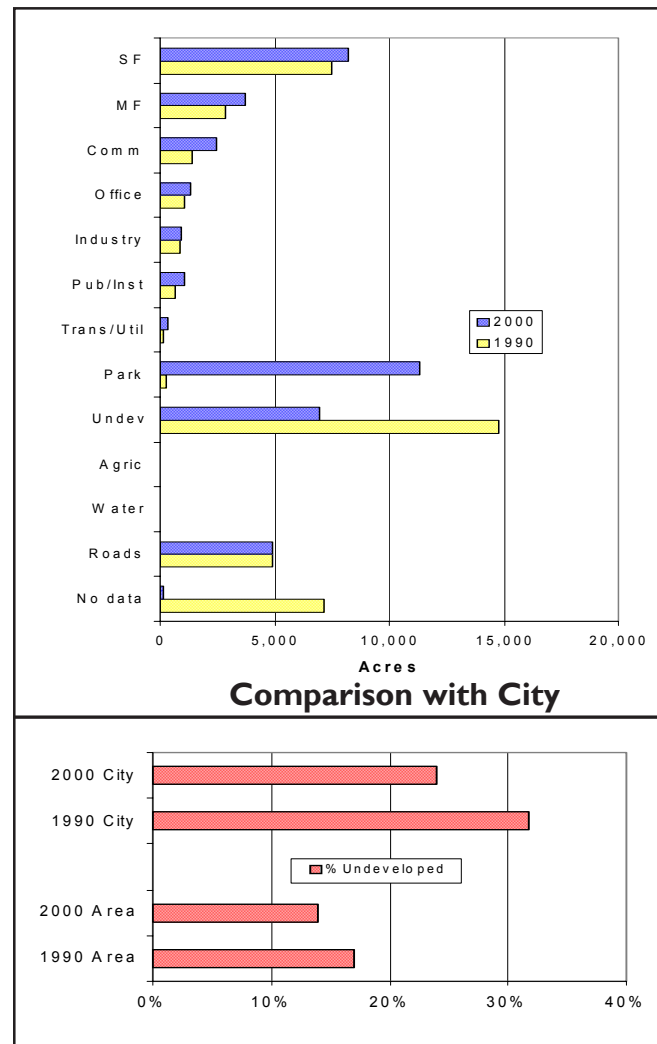
Table 5.8.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 8			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	3,806.5	3,936.5	3.4%	75,587.93	79,800.72	5.6%
Multi-Family (MF)	2,079.5	2,413.4	16.1%	12,256.27	14,648.21	19.5%
Commercial (Com)	1,057.5	1,455.1	37.6%	12,281.14	15,386.25	25.3%
Office	422.9	528.8	25.0%	4,031.15	4,811.86	19.4%
Industrial	1,120.9	1,241.7	10.8%	21,361.75	25,762.22	20.6%
Public/Institutional	612.7	1,314.5	114.5%	13,341.65	20,061.50	50.4%
Trans/Utilities	126.5	438.8	246.9%	3,601.23	11,665.92	223.9%
Parks/Open Space	10.1	819.8	8,004.0%	1,460.25	32,089.69	2,097.6%
Undeveloped	3,017.7	2,455.3	-18.6%	120,734.22	91,366.56	-24.3%
Agricultural	20.3	27.2	34.1%	5,751.22	10,017.37	74.2%
Open Water	0.0	0.0	0.0%	1,226.67	13,905.41	1,033.6%
Roads	3,041.7	3,041.7	0.0%	56,559.10	56,559.10	0.0%
No Data	2,406.1	49.6	-97.9%	52,355.03	4,472.81	-91.5%

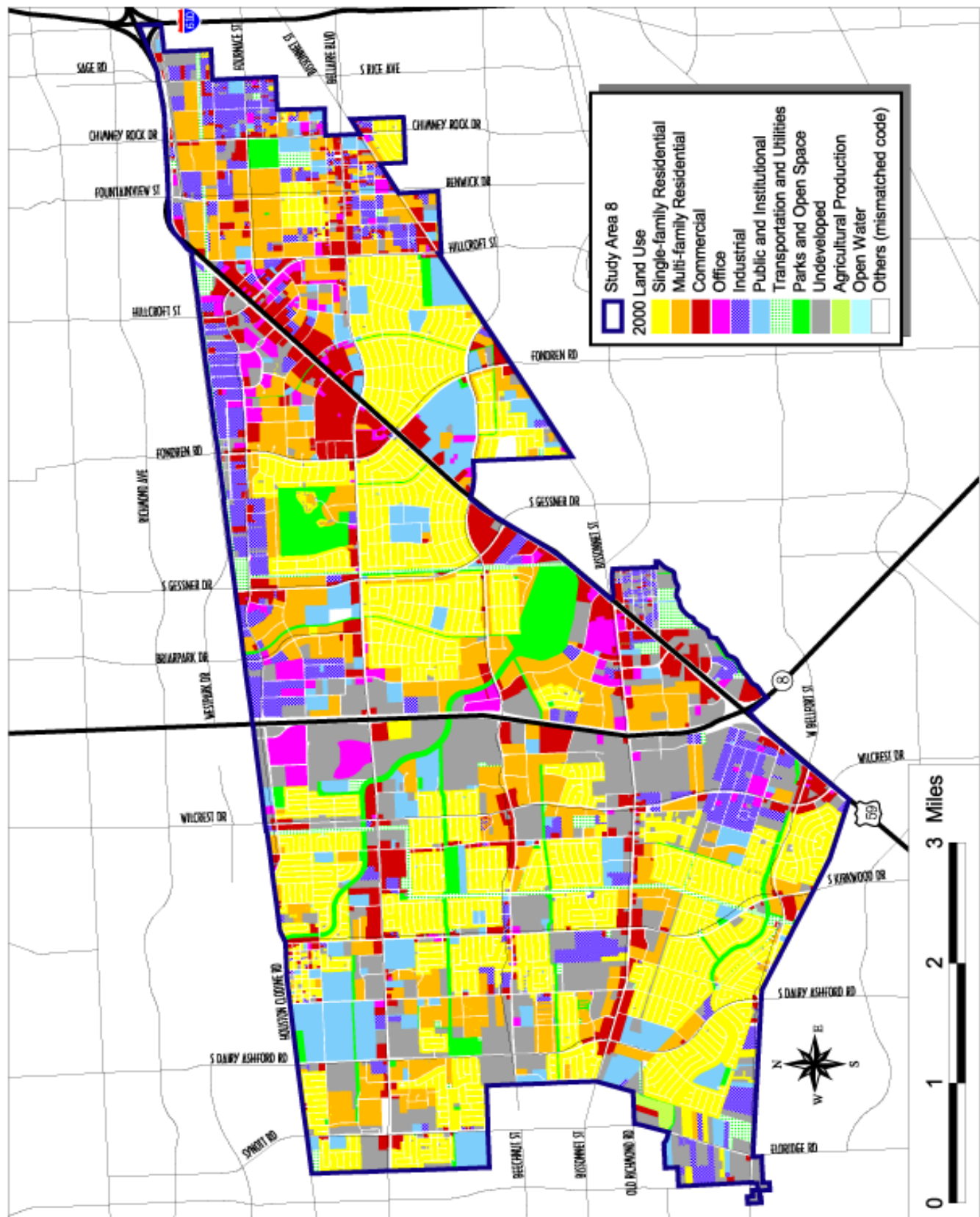
Figure 5.8.6. Study Area 8 Land Use

Source: City of Houston GIS



Source: City of Houston GIS

Study Area 8



Map 5.1.1. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 8 Land Use Patterns

Multi-Family cont'd- Gulfton stands out as a community with large residential multi-family developments. Between 1990 and 2000, multi-family residential land uses increased by 16.1%. Two new apartment buildings were built between 1992 and 2000, one near Beltway 8 on United Dr. and the other at Houston Baptist University.

Commercial land uses in the area are located mainly along US 59 with the largest concentration between Hillcroft and Fondren Streets. Commercial uses also appear along other major thoroughfares such as Bellaire and Beechnut Boulevards and Bissonet St. Commercial uses make up 8.2% of the total land in the Study area, having increased by 38% from 1058 acres in 1990. This increase was due to new construction in vacant land and conversion of industrial uses into commercial uses. During the past decade, commercial uses filled up vacant space along US 59 at the intersection of major thoroughfares, including Hillcroft, Fondren, Bellaire, Beechnut, Gessner, Bissonet, and Beltway 8. Bellaire Blvd was also a prime location for commercial uses, with major developments taking place such as the Hong Kong Mall. Most stores in the Westwood Mall area are not in existence except for Sears Roebuck and Co.

Office uses comprise 3% of the land, an increase of 25% from 423 acres in 1990. This increase is due in part to the conversion of commercial space. Offices are intermingled with other commercial uses especially in the area along US 59 between Hillcroft and Fondren. Office uses also occur northwest of Beltway 8 and along Bissonet. New office development took place along Bellaire Blvd, Beltway 8 and Southwest Frwy.

Industrial uses comprised 7% of the total land in 2000. Industrial uses are primarily located along Houston Clodine Road, between Beltway 8 and US 59, with small pockets to the east, south and southwest corner of the Study area. Industrial uses increased by approximately 11% since 1990, from 1,120 acres. This increase took place primarily to the west of the intersection of Beltway 8 and US 59; south of Bissonet to the east of US59 and along Harwin Rd. This development consisted mainly of warehouses.

Public and Institutional uses account for 7% of the land. Institutional uses grew by 115% since 1990: several new schools were built in the study area, Memorial Southwest Hospital added space, and Houston Baptist University expanded.

Transportation and Utilities take up 2.5% of the land in the Study Area showing an increase since 1990.

Parks and Open Space increased to occupy 4.6% of the total study area. However, most of this increase is accounted for by the reclassification of areas previously classified as Undeveloped and Vacant.

Vacant or undeveloped land decreased by 562 acres. Much of this can be accounted for by the reclassification of large portions of land from Undeveloped and Vacant category to the Parks and Open Space category. There is no doubt however, that the quantity of undeveloped land has decreased outside of this reclassification. The portion of the study area west of Beltway 8 contains most of the undeveloped land.

Roads make up 17.2% of the land area in this study area, higher than the citywide figure of 14.9%. Beltway 8 and US 59 cross through the study area and are important thoroughfares. Smaller roads providing east-west access are Bissonet St. and Bellaire Blvd.

uses of all areas. Gulfton stands out as a community with large residential multi-family developments. Between 1990 and 2000, multi-family residential land uses increased by 16.1%. Two new apartment buildings were built between 1992 and 2000, one near Beltway 8 on United Dr. and the other at Houston Baptist University.

Study Area 8 2000 Basic Demographics*

Table 5.8.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood				Study Area 8 Total
	Alief #25	Sharpstown #26	Gulfton #27	Westwood #29	
Total Population	97,889	77,085	46,369	19,488	240,831
White	17.4%	19.6%	10.8%	6.9%	16.0%
Black	28.5%	16.5%	8.7%	42.4%	22.0%
Hispanic	30.9%	45.6%	74.2%	43.5%	45.0%
Asian**	20.7%	16.3%	4.6%	5.5%	15.0%
Other	2.6%	2.0%	1.6%	1.8%	2.1%
Educational Attainment					
Persons 25 years and over	56,684	46,523	25,038	10,408	138,653
No High School Diploma	28.0%	33.6%	55.6%	39.6%	39.2%
High School Diploma & higher	72.0%	66.4%	44.4%	60.4%	60.8%
Household Income					
Total Households	31,045	27,867	15,692	7,416	82,020
Below \$25,000	31.1%	40.9%	50.5%	52.0%	43.6%
Above \$25,000	68.9%	59.1%	49.5%	48.0%	56.4%
Labor Force					
Persons 16 years and over	46,426	35,571	20,800	9,621	112,418
Employed	92.6%	92.9%	91.7%	89.0%	92.0%
Unemployed	7.4%	7.1%	8.3%	11.0%	8.0%
Housing					
Total Occupied Units	30,990	27,802	15,659	7,428	81,879
Owner Occupied	47.4%	26.9%	5.1%	7.5%	22.0%
Renter Occupied	52.6%	73.1%	94.9%	92.5%	78.0%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.

** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander